



## Attractive

### Two bedroom, ground floor flat



This attractive, two-bedroom, ground floor flat is situated on a leafy residential street in the popular Balgreen area of Edinburgh, close to local amenities and transport links. The property has been very nicely decorated throughout in neutral colours, with hard flooring and complementary curtains and blinds, ideal for those looking for a property in walk-in condition. The accommodation consists of an entrance vestibule, hall, a bright and spacious living room, with a gas fire and an alcove with shelving and the kitchen has a good range of modern, white units. There are two double bedrooms, one with built-in cupboards, and a wet room. There is a private garden to the front with an area of lawn, hedging and planted borders and to the rear there is also a private garden, with a lawn and a shed. There is a shared drying green to the rear and ample on-street parking. The ramp to the front door can be removed if required, there is a path below.



## Key Features

- Vestibule and hallway
- Living room
- Kitchen
- Two double bedrooms
- Wet room
- Double glazing
- Partial gas central heating
- Garden
- Shared drying green
- On-street parking



## Balgreen

The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Scotmid, and further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service (Balgreen tram stop is very close by) to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Ice Rink and stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.



## Extras

All fitted floor coverings, blinds, light fittings, oven, hob and shed are included in the sale (no warranties given). The white goods are not included in the sale.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

£220,000

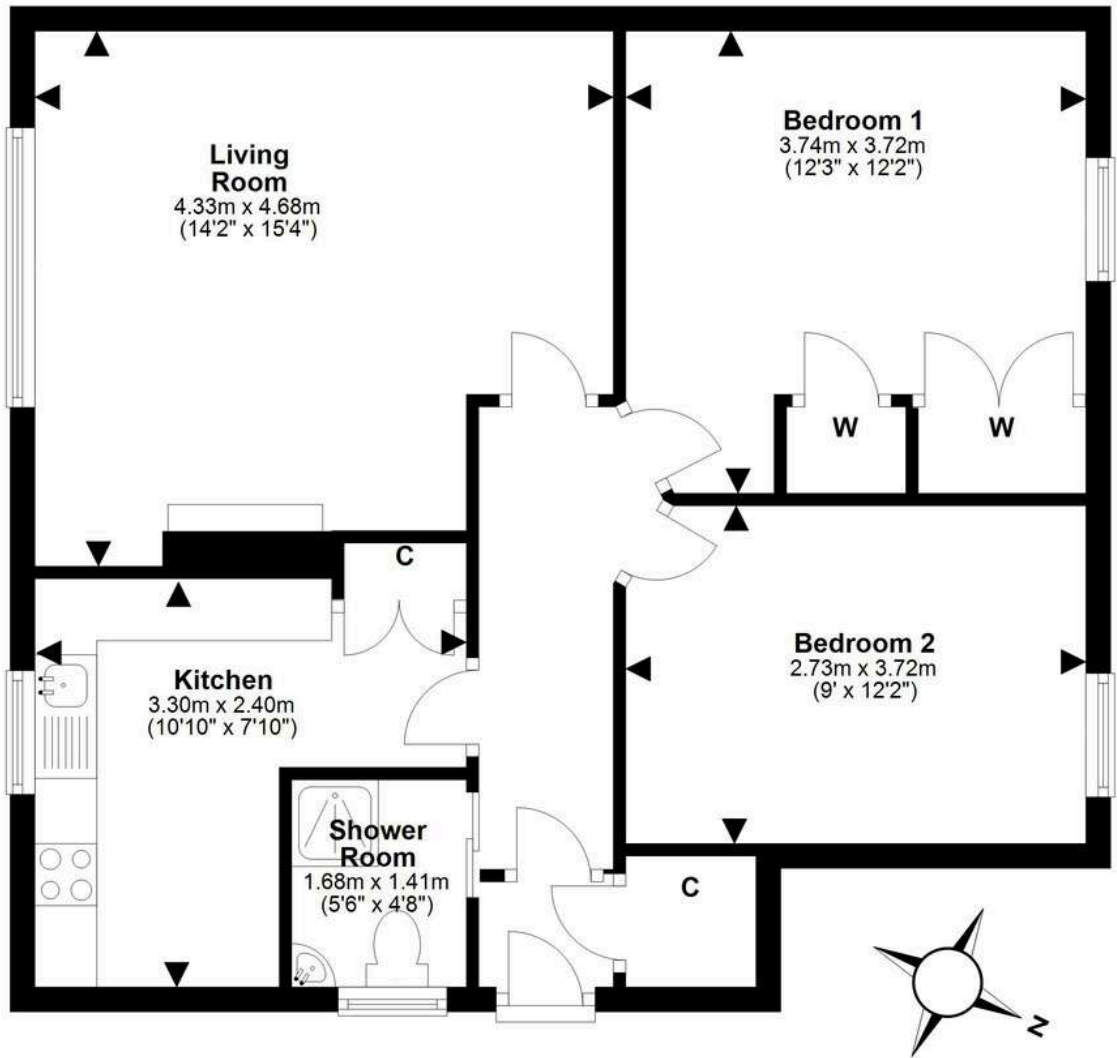
## EPC Rating

D

## Tenure

Freehold





Total area: approx. 62.6 sq. metres (673.6 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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